



CITY OF SANTA BARBARA JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: November 11, 2008

TO: Chairperson and Boardmembers
Mayor and Councilmembers

FROM: Housing and Redevelopment Division, Community Development
Department
Engineering Division, Public Works Department

SUBJECT: Status Report On The West Downtown Improvement Project

RECOMMENDATION:

That the Redevelopment Agency Board (Agency Board) and City Council receive a staff presentation summarizing the status of the West Downtown Improvement Project.

BACKGROUND:

West Downtown is the only predominantly residential neighborhood within the Central City Redevelopment Project Area. Acknowledging the importance of this neighborhood to the overall health of the Redevelopment Agency's Central City Redevelopment Project Area, the Agency Board appropriated \$50,000 in its Fiscal Year 2002 Budget toward a community outreach effort. This effort enabled neighborhood residents to identify needs and desires for possible future infrastructure improvements. Agency staff conducted a number of professionally facilitated community meetings to gather input from residents. A Summary Report was developed and presented to the Agency Board on January 14, 2003. The Summary Report included a list of participants' responses. Topping the list of the resident's needs and desires for their neighborhood were "improved lighting" and improvements to "sidewalks, parkways, and crosswalks."

As part of the 2003 Tax Allocation Bond Issuance, the Agency Board included funding for various West Downtown Improvements in the amount of \$4 million. At a special meeting of the Agency Board on January 27, 2005, they reallocated a portion of the project budget to other priority projects, changing the budget to \$3.5 million.

Based on the desires and needs of the neighborhood, Agency staff worked with the Public Works Engineering and Transportation Divisions to develop the current scope for the West Downtown Improvement Project (Project). The goals of the Project are to improve pedestrian safety and enhance the neighborhood sense-of-place through addressing goals identified by residents. The Project elements focus on enhancing the

West Downtown corridors along Anapamu and Ortega Streets that extend from the Highway 101 pedestrian overbridges to Downtown and State Street. Project elements include: pedestrian-oriented lighting, sidewalk replacement as needed, enhanced crosswalks, bulb-outs, new street trees, and drought tolerant landscaping at Project intersections.

In April 2005, following a formal selection process, The Conceptual Motion Company was contracted to develop the Project, from conceptual through final design, for an amount not to exceed \$292,000.

Due to neighborhood-oriented project goals and budget realities, improvements focus on the Castillo Street, Bath Street, and De La Vina Street intersections and extend along the Ortega and Anapamu corridors between Highway 101 to, but not including, Chapala Street. Comments from the Architectural Board of Review (ABR) review of concept plans in 2005 and again in 2006, strongly encouraged the inclusion of Chapala Street in the design proposal. As a result these intersections will be included as bid alternates and constructed only if funding is available.

A separate component of the Project is the Westside Community Center Parkland Improvements (Parkland). The playground, basketball court, and open space at the Community Center create one of a few park-like areas in West Downtown and provide a unique amenity to the neighborhood. Parks and Recreation staff is working to enhance the park with new landscape treatments, fencing, and lighting with a Redevelopment Agency funding commitment of \$250,000 (part of the original \$3.5 million West Downtown Improvement Project budget). Construction of the Parkland improvements should occur within the same timeframe as the larger Project construction.

DISCUSSION:

The primary design elements have not changed significantly since Project conception, and include pedestrian-oriented lighting, sidewalk replacement as needed, enhanced crosswalks, bulb-outs, new street trees, and drought tolerant landscaping at Project intersections. The plan, as proposed, advances the goals identified by West Downtown residents, while balancing the multiple constraints present at each intersection, including drainage and surface flow, vehicular turning movements, MTD bus turning movements at three intersections, and existing bicycle lanes.

The Historic Landmarks Commission (HLC) reviewed the Chapala intersections in September 2008, and provided favorable comments. Upon completion of environmental review, the Project will return to the HLC for approval. The ABR reviewed the plan in September 2008. The ABR expressed support for the project, but asked that the design team address concerns regarding intersection symmetry and

consistency, primarily as it relates to the bulb-outs and crosswalks. Additionally, ABR requested that the landscape plan, including street tree additions and removals receive additional study. The Project was also reviewed by the Street Tree Advisory Committee and Park & Recreation Commission in October 2008.

Staff anticipates a return to the ABR for preliminary approval, tentatively scheduled for late November, and final approval in late December. Staff will hold an additional public outreach meeting within the next 4-6 weeks with property owners and residents that are located within the Project area to receive input regarding proposed street tree removals. The outcome of these public outreach efforts will be reported to Council with the construction contract recommendation. Construction is targeted for spring 2009, and is to be completed in the fall 2009.

FUNDING:

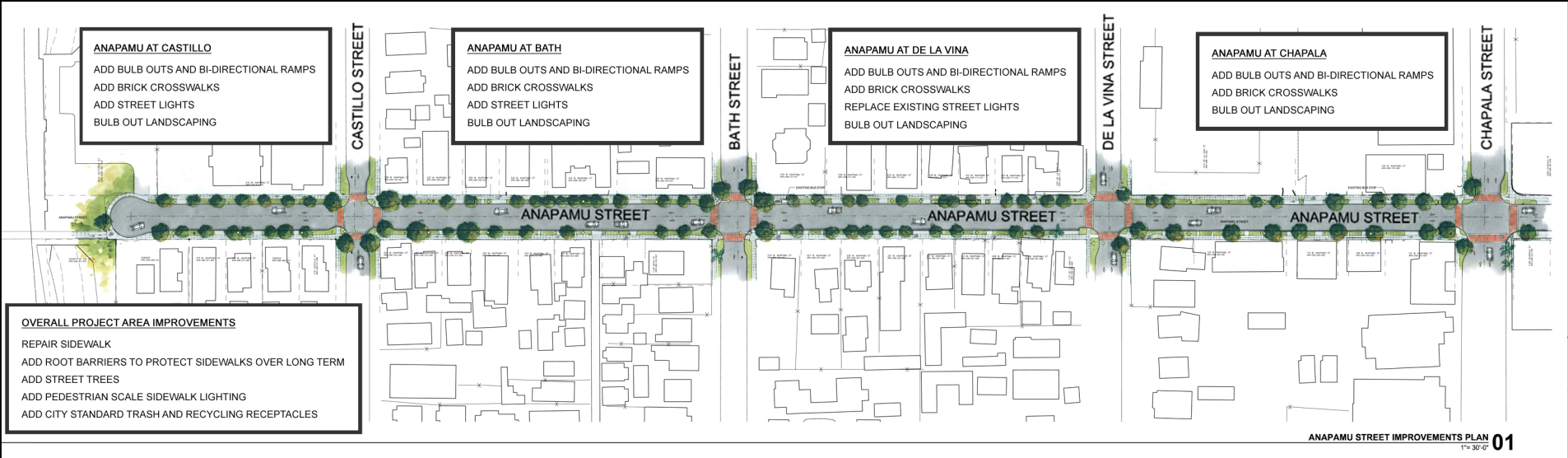
There is approximately \$2,825,000 in available funds for construction. However, the current construction cost estimate is \$3,450,000 plus an additional \$345,000 for construction management and change order authority set aside. Therefore, completion of the entire Project, as designed, is estimated to exceed funding by approximately \$950,000. This is largely due to the addition of the two Chapala intersections and fluctuation in project costs since funding was approved in 2005. As discussed earlier, staff proposes to bid the Project with the two Chapala intersections as bid alternates. The Chapala intersection improvements would only be constructed with favorable bids or identification of additional funding sources to cover any shortfall.

ATTACHMENT: Design Site Map

PREPARED BY: Dave Gustafson, Asst. Community Development
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SUBMITTED BY: Paul Casey, Community Development Director
Christine Andersen, Public Works Director

APPROVED BY: City Administrator's Office



WEST TOWNTOWN PEDESTRIAN IMPROVEMENTS
1000 TO 1000 ANAPAMU STREET
1000 TO 1000 ORTEGA STREET
1000 TO 1000 CHAPALA STREET
PROJECT # 000100

NO.	DESCRIPTION	DATE
1	CONCEPTUAL DESIGN TO CITY	01-10-10
2	FINAL PEDESTRIAN IMPROVEMENTS	01-10-10
3	FINAL PEDESTRIAN IMPROVEMENTS	01-10-10
4	FINAL PEDESTRIAN IMPROVEMENTS	01-10-10
5	FINAL PEDESTRIAN IMPROVEMENTS	01-10-10
6	FINAL PEDESTRIAN IMPROVEMENTS	01-10-10
7	FINAL PEDESTRIAN IMPROVEMENTS	01-10-10
8	FINAL PEDESTRIAN IMPROVEMENTS	01-10-10
9	FINAL PEDESTRIAN IMPROVEMENTS	01-10-10
10	FINAL PEDESTRIAN IMPROVEMENTS	01-10-10

DESIGN DEVELOPMENT
AS100
ANAPAMU AND ORTEGA
STREETS
1"= 30'-0"